



JEFFERSON COUNTY, WEST VIRGINIA

Departments of Planning and Zoning

116 East Washington Street, 2<sup>nd</sup> Floor, P.O. Box 338

Charles Town, WV 25414

File Name: # Cp 15-01
Staff Initials: JCR
Fees Paid: \$350.00

www.jeffersoncountywv.org/government/departments/planning-and-zoning-department.html

Email: planningdepartment@jeffersoncountywv.org
zoning@jeffersoncountywv.org

Phone: (304) 728-3228
Fax: (304) 728-8126

Application for a Conditional Use Permit

Name of Project:

Installation of Animated Sign

Property Owner Information

Name: James F. Young, Sr.
Mailing Address: 410 Deep Woods Trail
City: Shepherdstown State: WV Zip Code: 25443
Phone Number: (304) 728-3531 Email: jimshenandoah@yahoo.com

Applicant Contact Information

Name: James F. Young, Sr.
Mailing Address: 410 Deep Woods Trail
City: Shepherdstown State: WV Zip Code: 25443
Phone Number: (304) 582-5322 Email: jimshenandoah@yahoo.com

Registered Engineer(s) or Surveyor(s) Information

Name: Bill Hynosky (W.J. Strickler Signs, Inc.)
Mailing Address: 3999 Carlisle Pike
City: New Oxford State: PA Zip Code: 17350
Phone Number: (717) 624-8450 Email: bhynosky@stricklersigns.com

Physical Property Details

Physical Address: 351 Edmond Road
City: Kearneysville State: WV Zip Code: 25430
Tax District: Charles Town Map No: 1 Parcel No: 79
Parcel Size: 1.768 acres Deed Book: 1071 Page No: 338

Zoning District (please check one)

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Rural (R-A) Residential Growth (R-G) Industrial Commerical (I-C) Residential-Light Industrial-Commercial (R-L-C) Village (V)
[ ] [ ] [x] [ ] [ ]

*Please provide any information or known history regarding this property.*

Mr. Young purchased the property in 2002. Construction of the Shenandoah Air Conditioning & Heating, Inc. building was completed in 2003, and the existing freestanding business sign was also installed at that time.

*Original Signature is Required. The information given is correct to the best of my knowledge.*

	1-7-2015		
Signature of Property Owner	Date	Signature of Property Owner	Date

**Do not write below this line**

Sketch Plan (Pursuant to Section 7.4 (B)(C))

Support Data (Pursuant to Section 7.4(D))

List of adjacent and confronting (in front of) property owners, with addresses (Section 7.4 E)

**Compatibility Assessment Meeting**

Date	Location
------	----------

**Notification**

Date of public hearing	Advertising date	Posting Requirements (Number of days prior to scheduled hearing)
------------------------	------------------	--

**To Be Completed By Staff**

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# CP15-01

**Conditional Use Permit Application  
Support Data**  
*(please attach additional pages if necessary)*

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ZONING & ENGINEERING

1. Name and address of a contact person.

*(Refer to Conditional Use Permit Application Section B)*

2. Name and address of the owner/developer.

*(Refer to Conditional Use Permit Application Section C)*

3. Type of development proposed (provide as much detail as possible).

Shenandoah Air Conditioning & Heating, Inc. seeks to remove its current freestanding business sign and install an animated freestanding business sign in the same location. The total area of the animated sign will be three hundred (300) square feet. The intended height of the sign is seventy-five (75) feet, pending a subsequent zoning variance request.

4. Acreage of original tract and property to be developed.

*(Refer to Conditional Use Permit Application Section E)*

5. General description of surface conditions (topography).

The property is a 1.768 acre parcel of land which was fully developed as part of the Burr Industrial Park in 2003. The property contains the Shenandoah Air Conditioning & Heating building, an asphalt parking lot and driveway, and the remainder of the land is a grassy plain.

6. Soil and drainage characteristics.

There is a grassy culvert located on the property which runs along the southeastern side of the Shenandoah Air Conditioning & Heating building (parallel with Charles Town Road) and connects to a larger drainage system located on the northwestern neighboring property.

7. General location and description of any existing structures.

*(See Sketch Plan)*

8. General location and description of existing easements or rights-of-way.

*(See Sketch Plan)*

9. Existing covenants and restrictions on the land.

Shenandoah Air Conditioning & Heating is a member of the Burr Industrial Park and is subject to the Covenants and Restrictions of the Burr Industrial Park, recorded with the Clerk of the County Commission of Jefferson County, West Virginia in Plat Book 10, at page 10K.

10. Intended improvements and proposed building locations including locations of signs (in addition to narrative, please also show locations on sketch plan).

The only improvement resulting from this project will be the installation of an animated freestanding business sign. A freestanding business sign is currently located on the property, approximately thirty (30) feet from the edge of Charles Town Road. The current sign will be removed and a concrete foundation poured in the same location to support the animated sign.

11. Intended land uses.

The land will continue to be used as a commercial property in the same manner as it has been for the past twelve (12) years. Aside from pouring a concrete base for the animated sign, no other alterations will be made to the land as a result of this project.

12. Earth work that would alter topography.

The earth work necessary to complete this project will be very minimal, as such work will be limited to preparing the ground to pour the concrete foundation for the sign.

13. Tentative development schedule.

The installation of the sign will take approximately two (2) weeks, and the installation has been tentatively scheduled to occur in April 2015.

14. Extent of the conversion of farm land to urban uses.

The completion of this project will not result in the conversion of any farm land to urban uses.

15. Affected wildlife populations.

The completion of this project will not have any affect on wildlife populations.

16. Ground water and surface water and sewer lines within 1320 feet.

Mr. Young is not aware of any water or sewer lines within 1320 feet of the location of the sign. When the current freestanding business sign was installed in 2003, there were no such lines discovered nearby.

17. Distance to fire and emergency services that would serve the site.

The closest provider of fire and emergency services to Shenandoah Air Conditioning & Heating is Independent Fire Company, which is located approximately 5.2 miles away.

18. Distance to the appropriate elementary, middle, and high school.

T.A. Lowery Elementary is located 0.7 miles away from Shenandoah Air Conditioning & Heating. Wildwood Middle School is located 1.8 miles away from Shenandoah Air Conditioning & Heating. Jefferson High School is located 2.0 miles away from Shenandoah Air Conditioning & Heating.

19. Traffic characteristics - type and frequency of traffic; adequacy of existing transportation routes.

Shenandoah Air Conditioning & Heating is located between Charles Town Road and Edmond Road, with access to the building off Edmond Road. A freestanding business sign advertising Shenandoah Air Conditioning & Heating is currently located along Charles Town Road. There is moderate traffic passing by Shenandoah Air Conditioning & Heating on Charles Town Road; however, the majority of traffic utilizes the new four-lane Route 9. The current sign is not readily visible to the traffic passing by Shenandoah Air Conditioning & Heating on Route 9.

20. Demand for school services created by this development.

The completion of this project will not create any demand for school services.

21. Proximity and relationship to historic structures or properties within two hundred (200) feet.

Mr. Young is not aware of any historical structures or properties located within two hundred (200) feet of the Shenandoah Air Conditioning & Heating property. The Peter Burr House is located in the Burr Industrial Park at 176 East Burr Boulevard, which is approximately one-half mile (0.5) from Shenandoah Air Conditioning & Heating.

22. Proximity to recreational facilities.

Harvest Hills Park is approximately 2.6 miles away from Shenandoah Air Conditioning & Heating. James Hite Park is approximately 4.0 miles away from Shenandoah Air Conditioning & Heating. Sam Michaels Park is approximately 4.4 miles away from Shenandoah Air Conditioning & Heating. Leetown Park is approximately 4.5 miles away from Shenandoah Air Conditioning & Heating.

23. Relationship of the project to the Comprehensive Plan.

The project will allow Mr. Young to more effectively advertise and promote the location of Shenandoah Air Conditioning & Heating, as well as the goods and services offered by his business. The enhanced marketing of Shenandoah Air Conditioning & Heating through the use of an animated sign will allow Mr. Young to attract new customers and help cultivate further economic development in the community.

**SHENANDOAH A/C HEATING INC**  
 351 EDMOND RD., KEARNEYSVILLE, WV

PG 1



**EAST BOUND**  
**PIC - 3-1/2/10 - 1848'**  
**(3/10) 18 SECOND READ**



**WEST BOUND**  
**PIC - 3/10 - 1584'**  
**(2-1/2/10) 15 SECOND READ TIME**

**15 SECOND READ TIME**  
**88' X 15 SEC = 1320' / 50' (1" = 50' OF READABILITY) 26.4" CHAR. HT.**  
**21" (SQ.'D) X 30 (AVE. CHAR PER MESSAGE) 145.20 SQ. FT (COPY AREA)**  
**145.20 (40% COPY AREA) + 217 SQ. FT (60% NEGATIVE SPACE)**  
**300 SQ. FT. = RECOMMENDED TOTAL SIGN AREA**



3999 CARLISLE PIKE  
 NEW OXFORD, PA 17350  
 16803 SOUTH NOTLEY RD  
 HAGERSTOWN, MD

1-800-222-0387  
 717-624-8450  
 Fax: 717-624-7151

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SALES REP **BILL HYNOSKY**  
 MOBILE 465-0899  
 E MAIL bhynosky@stricklersigns.com  
 FAX 717-624-7151

CLIENT LOCATION  
**SHENANDOAH A/C & HEATING**  
**KEARNEYSVILLE, WV**

DRAWING NAME  
**SHENANDOAH-SITE PICS**

SIGN TYPE **PYLON SIGN**

DRAWING LABEL	QUOTER <b>28693</b>
DRAWING SCALE	DRAWING DATE <b>11/5/14</b>
REVISION	DESIGNER

**ELECTRIC REQUIREMENTS**

<b>TOP I D SIGN</b>	<b>___ VOLT</b>
<b>___ AMPS PER SIGN - TOTAL</b>	<b>___ AMPS</b>
<b>SIGN TO BE CONTROLLED BY A TIMER AND OR A PHOTOCELL</b>	
<b>PHOTOCELL TO BE INSTALLED AT SIGN</b>	
<b>ELECTRONIC SIGN</b>	<b>___ VOLT</b>
<b>___ AMPS PER SIGN - TOTAL</b>	<b>___ AMPS</b>
<b>ELECTRIC TO THE ELECTRONIC SIGN TO BE CONSTANT HOT</b>	

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There may be variations in certain colored signs or text depending upon type of the sign fabric and to the equipment used to construct the sign and the actual physical sign if approved.

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

**SHENANDOAH A/C HEATING INC**  
 351 EDMOND RD., KEARNYSVILLE, WV

PG 2



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SALESREP **BILL HYNOSKY**  
 MOBILE 465-0899  
 E-MAIL bhynosky@strickersigns.com  
 FAX 717-624-7151

CLIENT/LOCATION

**SHENANDOAH A/C & HEATING  
 KEARNYSVILLE, WV**

DRAWING NAME  
**SHENANDOAH-SITE PICS**

SIGN TYPE  
**PYLON SIGN**

DRAWING LABEL	QUOTE#
DRAWING SCALE	DRAWING DATE <b>11/5/14</b>
REVISION	DESIGNER

**ELECTRIC REQUIREMENTS**

**TOP I.D. SIGN** \_\_\_\_\_ VOLT  
 \_\_\_\_\_ AMPS PER SIGN - TOTAL \_\_\_\_\_ AMPS  
 SIGN TO BE CONTROLLED BY A TIMER  
 AND OR A PHOTOCELL.  
**PHOTOCELL TO BE INSTALLED  
 AT SIGN**  
**ELECTRONIC SIGN** \_\_\_\_\_ VOLT  
 \_\_\_\_\_ AMPS PER SIGN - TOTAL \_\_\_\_\_ AMPS  
 ELECTRIC TO THE ELECTRONIC SIGN  
 TO BE CONSTANT HOT

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SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

# SHENANDOAH A/C & HEATING INC

NORTH BOUND



SOUTH BOUND



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SALESREP: **BILL HYNOSKY**  
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FAX: 717-624-7151

CLIENT LOCATION  
**SHENANDOAH A/C HEATING  
KEARNEYSVILLE, WV**

DRAWING NAME  
**SHENANDOAH-HEATING-EMC**

SIGN TYPE  
**PYLON SIGN - DIGITAL**

DRAWING LABEL QUOTE#

DRAWING SCALE DRAWING DATE  
**7/7/14**

REVISION **1** DESIGNER **raw**

### ELECTRIC REQUIREMENTS

TOP ID SIGN	VOLT
AMPS PER SIGN - TOTAL	AMPS
SIGN TO BE CONTROLLED BY A TIMER AND OR A PHOTOCELL	
PHOTOCELL TO BE INSTALLED AT SIGN	
ELECTRONIC SIGN	VOLT
AMPS PER SIGN - TOTAL	AMPS
ELECTRIC TO THE ELECTRONIC SIGN TO BE CONSTANT HOT	

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THERE MAY BE QUESTIONS IN CERTAIN CIRCUMSTANCES IN THIS REGARDING FROM TIME OF THE SIGN ORDER. DUE TO THE DIFFERENT REQUIREMENTS SUCH TO EXISTENCE THIS SIGNATURE AND THE ACTUAL PHYSICAL SIGN IF NECESSARY.

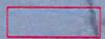
SIGNATURE / /08  
DATE



100' —

80' —

65' —







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# EXHIBIT B

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#Cp15-01

**USDA** United States  
Department of  
Agriculture  
**NRCS**  
Natural  
Resources  
Conservation  
Service

A product of the National  
Cooperative Soil Survey,  
a joint effort of the United  
States Department of  
Agriculture and other  
Federal agencies, State  
agencies including the  
Agricultural Experiment  
Stations, and local  
participants

# Custom Soil Resource Report for Jefferson County, West Virginia

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**EXHIBIT**  
tabbles  
C

# Preface

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Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<http://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist ([http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2\\_053951](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951)).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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# How Soil Surveys Are Made

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Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil scientists classified and named the soils in the survey area, they compared the

## Custom Soil Resource Report

individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

# Soil Map

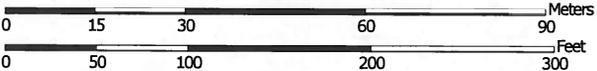
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The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

# Custom Soil Resource Report Soil Map



Map Scale: 1:1,180 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

# Custom Soil Resource Report

## MAP LEGEND

### Area of Interest (AOI)

 Area of Interest (AOI)

### Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

### Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

### Water Features



Streams and Canals

### Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

### Background



Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Jefferson County, West Virginia  
 Survey Area Data: Version 9, Sep 25, 2014

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 14, 2011—Nov 6, 2011

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Jefferson County, West Virginia (WV037)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Fk	Funkstown silt loam	0.1	2.6%
Ua	Udorthents, smoothed	2.7	97.4%
<b>Totals for Area of Interest</b>		<b>2.7</b>	<b>100.0%</b>

## Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

## Custom Soil Resource Report

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

## Jefferson County, West Virginia

### Fk—Funkstown silt loam

#### Map Unit Setting

*National map unit symbol:* 1vdqc  
*Elevation:* 80 to 180 feet  
*Mean annual precipitation:* 33 to 46 inches  
*Mean annual air temperature:* 40 to 64 degrees F  
*Frost-free period:* 141 to 168 days  
*Farmland classification:* All areas are prime farmland

#### Map Unit Composition

*Funkstown, silt loam, and similar soils:* 85 percent  
*Minor components:* 15 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Funkstown, Silt Loam

##### Setting

*Landform:* Drainageways  
*Landform position (two-dimensional):* Toeslope  
*Landform position (three-dimensional):* Base slope  
*Down-slope shape:* Concave  
*Across-slope shape:* Concave  
*Parent material:* Loamy alluvium derived from limestone

##### Typical profile

*H1 - 0 to 12 inches:* silt loam  
*H2 - 12 to 29 inches:* gravelly silt loam  
*H3 - 29 to 45 inches:* silty clay loam  
*H4 - 45 to 80 inches:* channery silt loam

##### Properties and qualities

*Slope:* 0 to 3 percent  
*Depth to restrictive feature:* More than 80 inches  
*Natural drainage class:* Moderately well drained  
*Runoff class:* Low  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high  
(0.57 to 1.98 in/hr)  
*Depth to water table:* About 20 to 28 inches  
*Frequency of flooding:* Frequent  
*Frequency of ponding:* None  
*Available water storage in profile:* High (about 9.6 inches)

##### Interpretive groups

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 2w  
*Hydrologic Soil Group:* C  
*Other vegetative classification:* Moist Loams (ML2)

#### Minor Components

##### Toms, silt loam

*Percent of map unit:* 10 percent  
*Landform:* Drainageways

## Custom Soil Resource Report

*Landform position (two-dimensional):* Toeslope  
*Landform position (three-dimensional):* Tread  
*Down-slope shape:* Linear  
*Across-slope shape:* Concave  
*Other vegetative classification:* Fertile Loams (FL2)

### **Holly, loam**

*Percent of map unit:* 5 percent  
*Landform:* Drainageways  
*Landform position (two-dimensional):* Toeslope  
*Down-slope shape:* Concave  
*Across-slope shape:* Concave  
*Other vegetative classification:* Wetlands (W1)

## **Ua—Udorthents, smoothed**

### **Map Unit Setting**

*National map unit symbol:* 1vdpn  
*Mean annual precipitation:* 33 to 45 inches  
*Mean annual air temperature:* 51 to 56 degrees F  
*Frost-free period:* 141 to 168 days  
*Farmland classification:* Not prime farmland

### **Map Unit Composition**

*Udorthents and similar soils:* 90 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

### **Description of Udorthents**

#### **Properties and qualities**

*Slope:* 0 to 100 percent  
*Depth to restrictive feature:* More than 80 inches  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None

#### **Interpretive groups**

*Land capability classification (irrigated):* None specified  
*Other vegetative classification:* Not Suited (NS)

# References

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Adjacent and Confronting Property Owners

1. RAI Properties LLC  
179 East Burr Boulevard, Unit M  
Kearneysville, WV 25430  
Tax Map 1, Parcel 16.15
2. RAI Properties LLC  
179 East Burr Boulevard, Unit M  
Kearneysville, WV 25430  
Tax Map 1, Parcel 27.5
3. Jefferson County Development Authority  
P.O. Box 237  
Charles Town, WV 25414  
Tax Map 1, Parcel 65
4. First Child Development Center, Inc.  
P.O. Box 344  
Kearneysville, WV 25430  
Tax Map 1, Parcel 65.1
5. Scott and Tina Goff  
P.O. Box 407  
Kearneysville, WV 25430  
Tax Map 1, Parcel 80
6. RAI Properties LLC  
179 East Burr Boulevard, Unit M  
Kearneysville, WV 25430  
Tax Map 1, Parcel 94

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JAN 20 2015

JEFFERSON COUNTY PLANNING,  
ZONING & ENGINEERING

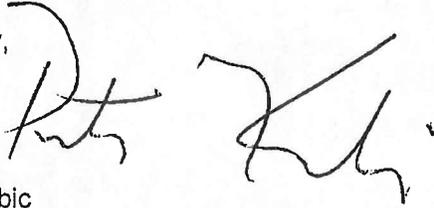
**Kubic Construction, Inc.**  
241 Edmond Road  
Kearneysville, WV 25430  
Office (304)728-4384 Fax (304)728-3924  
[kubicconstr@aol.com](mailto:kubicconstr@aol.com)

December 31, 2014

To Whom It May Concern:

Please accept this letter on behalf of Peter Kubic, President of Kubic Construction, Inc. as a letter of support for Mr. Jim Young, the owner of Shenandoah Air Conditioning and Heating. Mr. Young has described what his intentions are on a new electronic road sign and I am in full support of his request as a neighboring property owner here in the Burr Industrial Park. If you have any specific questions, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Peter Kubic', written over a large, faint circular watermark or stamp.

Peter Kubic  
Kubic Construction, Inc., President

**RECEIVED**

**JAN 20 2015**

JEFFERSON COUNTY PLANNING,  
ZONING & ENGINEERING



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59 Ruland Rd. Ste. D  
Kearneysville, WV 25430  
304.728.0192 (v)  
304.724.2994 (f)

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JAN 20 2015

JEFFERSON COUNTY PLANNING,  
ZONING & ENGINEERING

December 30, 2014

Jefferson County Department of Planning and Zoning  
116 East Washington Street, 2<sup>nd</sup> Floor  
P.O. Box 338  
Charles Town, WV 25414

Subj: Shenandoah Air Conditioning & Heating, Inc. Conditional Use Permit

Dear Members of the Board:

I am writing to state for the record that RAI Properties, LLC interposes no objection to the conditional use permit that Mr. James Young is submitting to obtain permission to erect a sign to advertise his business, Shenandoah Air Conditioning & Heating, Inc.

I am the managing partner of RAI Properties LLC, which owns and operates BURR Plaza, which is adjacent to Mr. Young's property and business.

Sincerely,

James K. Ruland  
Managing Partner